

Certificate of Notice Page 1 of 3
 United States Bankruptcy Court
 Eastern District of Pennsylvania

In re:
 Annabelle Cruz Viray
 Debtor

Case No. 18-18243-elf
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: PaulP
 Form ID: pdf900

Page 1 of 1
 Total Noticed: 1

Date Rcvd: Sep 11, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 13, 2019.

db +Annabelle Cruz Viray, 473 West Vine Street, Hatfield, PA 19440-3041

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 13, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 11, 2019 at the address(es) listed below:

JOSEPH L QUINN on behalf of Debtor Annabelle Cruz Viray CourtNotices@rqplaw.com

KEVIN G. MCDONALD on behalf of Creditor PENNYMAC LOAN SERVICES, LLC bkgroup@kmllawgroup.com
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov

WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 4

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Annabelle Cruz Viray : Chapter 13
Debtor : Bankruptcy No.: 18-18243-elf
:

ORDER

AND NOW, upon consideration of the Motion to Sell Real Property, and upon notice to all interested parties and any response thereto, and after a hearing before the Court and for good cause shown, it is hereby

ORDERED, pursuant to 11 U.S.C. §363(b), that debtor is granted permission to sell real property known as 473 W Vine Street, Hatfield, PA 19440 (“Property”) for the sale price of \$328,000 to buyers Alan D. Clarke and Elizabeth A. Clarke (“Buyers”), who have been represented to be purchasing the Property at arms-length.

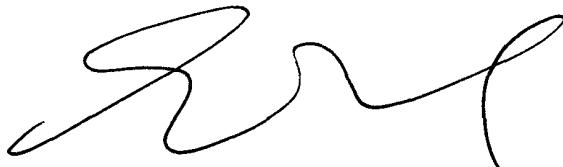
The proceeds of the sale, including any funds held as a deposit made by or on behalf of the Buyers, shall be distributed in the following manner:

1. Estimated ordinary and reasonable settlement costs, including, but not limited to those related to notary services, deed preparation, disbursements, express shipping, surveys, municipal certifications, or any other such routine matters
2. Lien paid at closing – PennyMac Loan Services, LLC *
* the lien shall be paid in full and will vary accordingly on actual settlement date.
3. Pennsylvania Real Estate Transfer Tax of 1.0%
4. Commission to Yeganna Bunyatova (Agent of Sellers)
5. Commission to Mickey Sokel (Agent of Buyers)
6. Supp. Attorney’s Fees to Debtor’s Counsel *
7. Sale Proceeds Attributable to seller Henry C. Viray
8. Exempt sale proceeds paid to seller Annabelle Cruz Viray
9. William C. Miller, Interim Trustee

This Order permitting sale of the real estate shall be effective and enforceable immediately upon entry and Debtor Annabelle Cruz Viray and Buyers are authorized to close the Sale immediately upon entry of this Sale Order. The stay required under Bankruptcy Rule 6004(h) is hereby waived.

The title clerk shall fax a settlement statement from the closing directly to William C. Miller, Chapter 13 Trustee upon the close of the settlement to (215) 627-6299, and the Trustee shall promptly notify the title company of any objection to the sums to be disbursed. The title clerk shall immediately transmit the actual disbursement check to the trustee by overnight courier.

Date: 9/11/19



ERIC L. FRANK
U.S. BANKRUPTCY JUDGE